



£415,000

Mill Road, Foxearth



THE PROPERTY

Welcome to this well-designed three-bedroom home offering bright living spaces and a practical layout for modern life.

Through the original front door, a welcoming hallway leads to a ground floor W/C with pedestal sink and toilet, plus a useful under-stair cupboard. The spacious open-plan living/dining area benefits from a generous front-facing window that floods the space with natural light, while a fireplace with inset woodburning stove adds a charming focal point.

The layout flows into a well-equipped kitchen featuring ample worktops, storage, integrated hob, extractor fan, dishwasher, and double oven. There's space for a washing machine, tumble dryer and fridge/freezer. French doors open to the rear garden, perfect for entertaining.

Upstairs offers three comfortable double bedrooms. The third is currently a large home office, but also suits use as a guest room or nursery. A well-appointed family bathroom includes a bath with shower over, inset sink, and toilet. The landing has a storage cupboard and a large airing cupboard.

Outside, the private, low-maintenance rear garden is stoned—ideal for relaxing or hosting—while the south-west facing side garden is laid to lawn, with mature flower borders and an apple tree, enclosed by a brick wall. Off-road parking is available for two vehicles at the front.

THE LOCATION

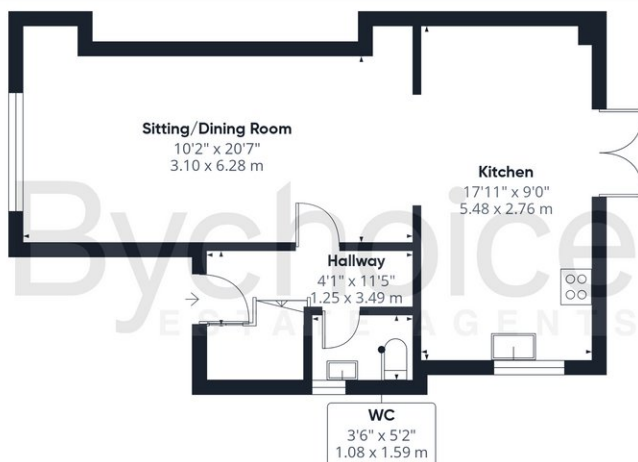
Set on the Suffolk-Essex border, Foxearth is a picturesque village blending rural charm with easy access to Sudbury and Long Melford. Surrounded by countryside, it offers peaceful living within reach of shops, schools, restaurants, and Sudbury's mainline rail station.

Foxearth is known for its community spirit, period cottages, historic church, and rich agricultural heritage—an idyllic setting to call home.

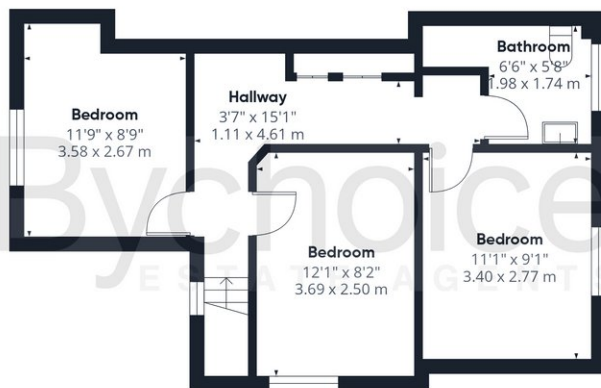








Ground Floor



Floor 1

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Approximate total area⁽¹⁾
895 ft²
83.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council & Council Tax Band – Band C - Braintree District Council

Tenure – Freehold

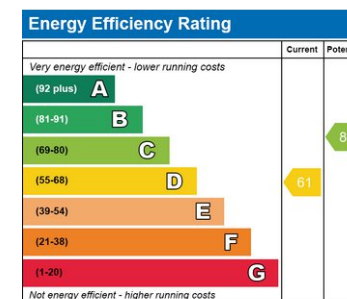
Broadband – Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely outdoor with EE, Three, O2 & Vodafone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Oil Heating

Property Construction – Standard Brick Construction

Rights and Restrictions – Conservation Area



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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